



CONCEPTUAL SITE RENDER  
MASSING VIEW - FROM BOCKMAN TOWARDS COMO AVE



# GUIDELINE 7

## EXTERIOR APPEARANCE

Create durable, aesthetically pleasant buildings through use of high quality materials. Buildings should be long-lasting and should respond to adjacent properties through good design and use of high quality exterior finish materials; including masonry and metal.

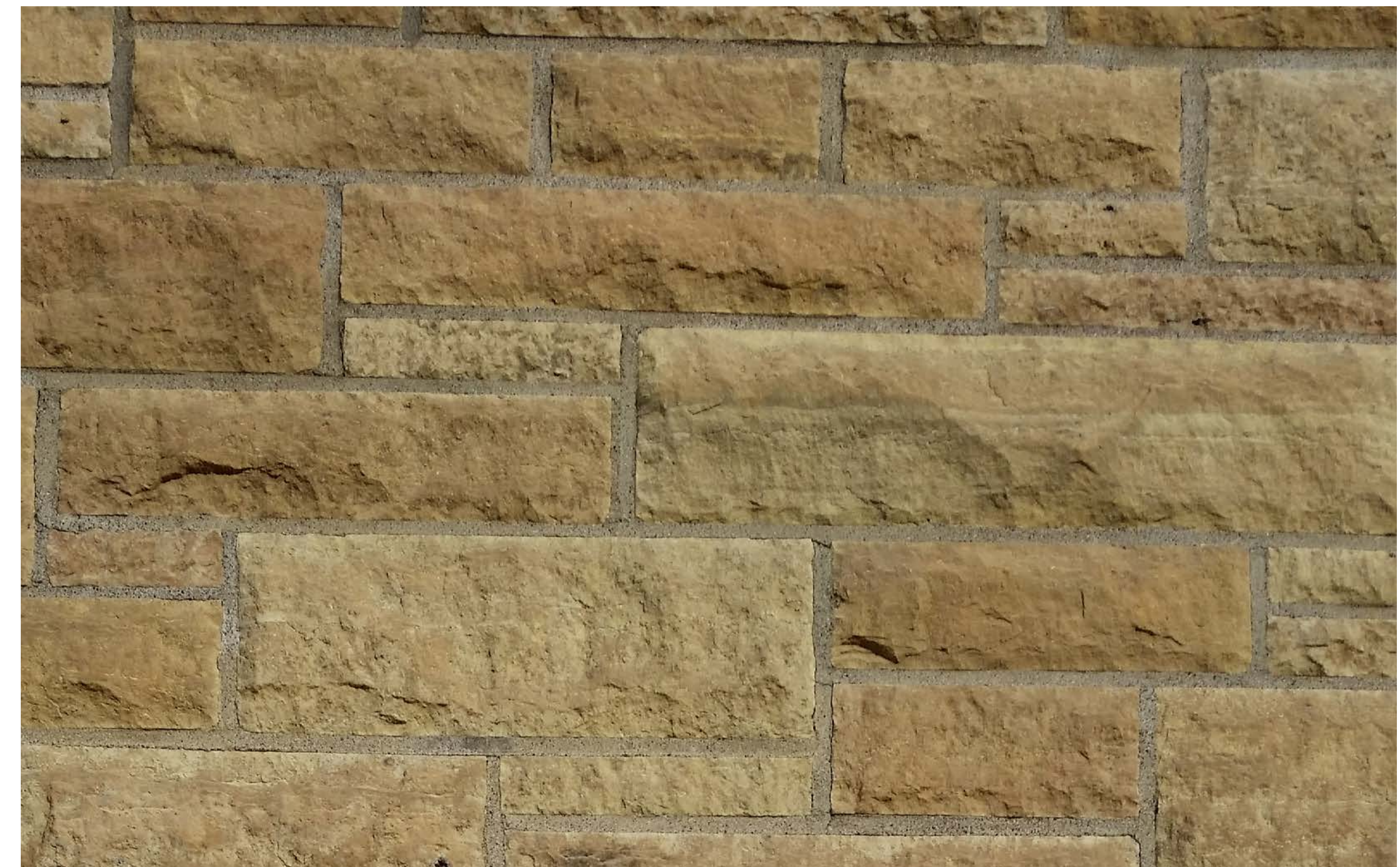


# MATERIAL STUDY - BOCKMAN HALL



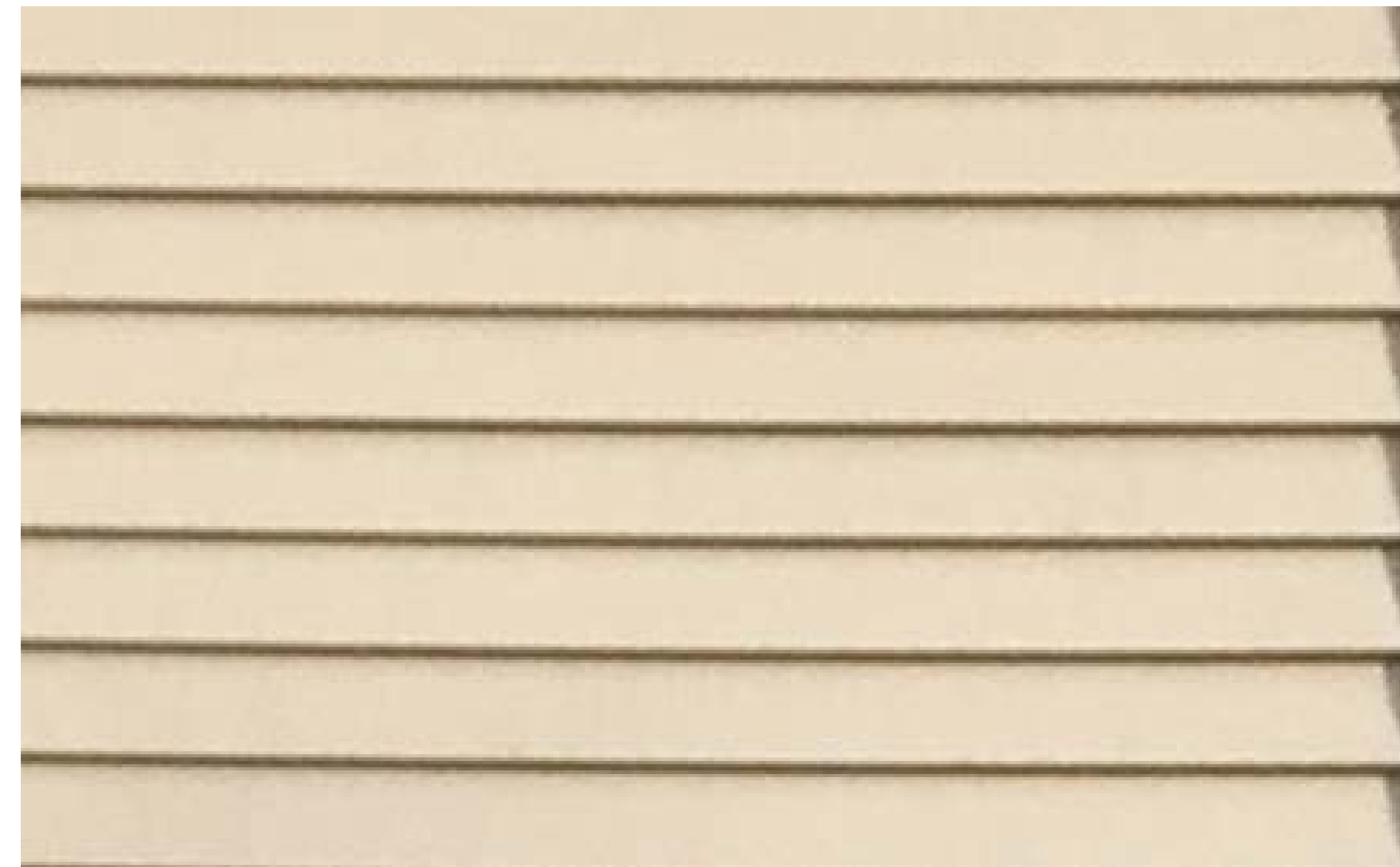


# MATERIAL STUDY - GULLIXSON HALL





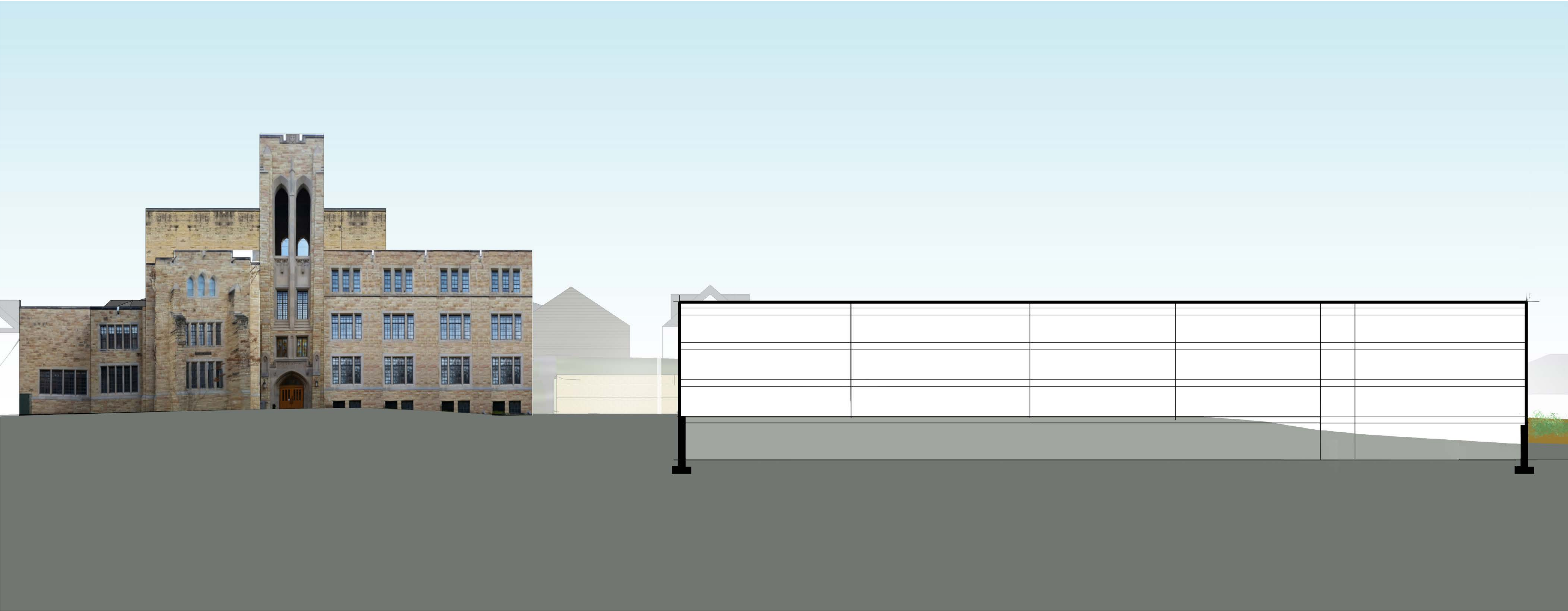
# MATERIAL STUDY - Existing Houses







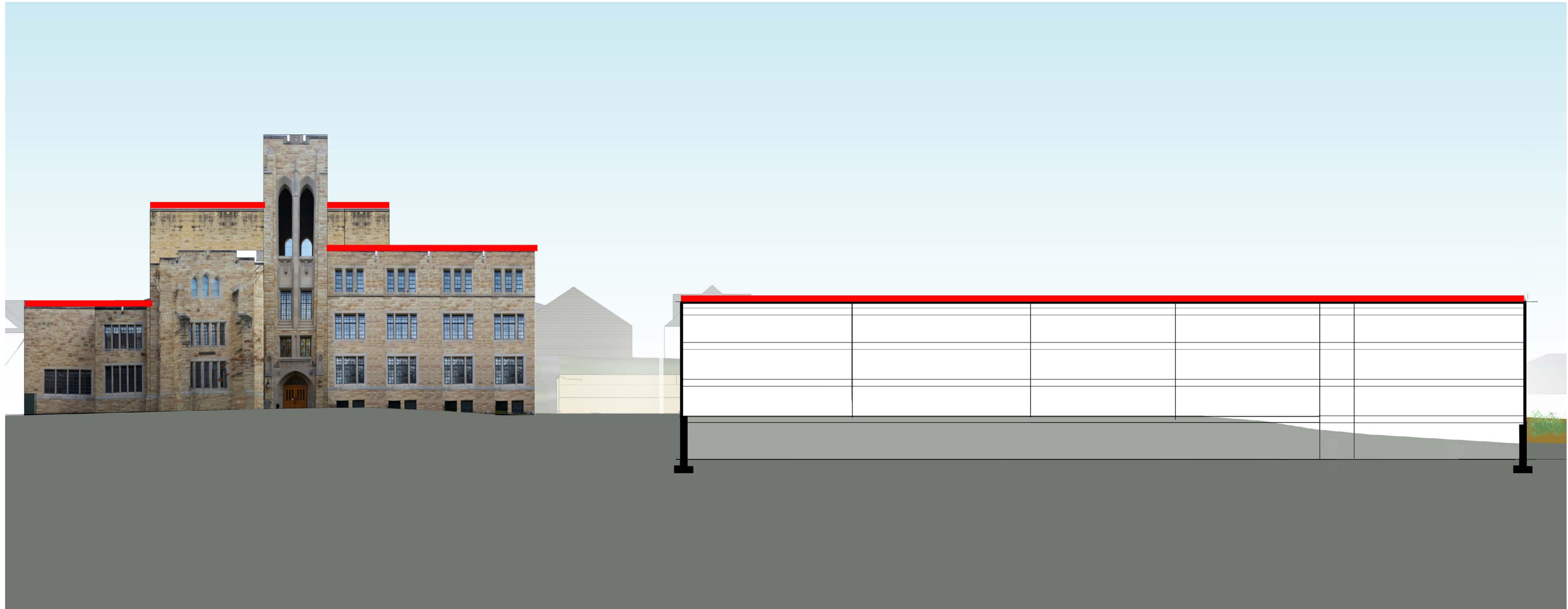






# Contextual Forms: Gullixson Hall

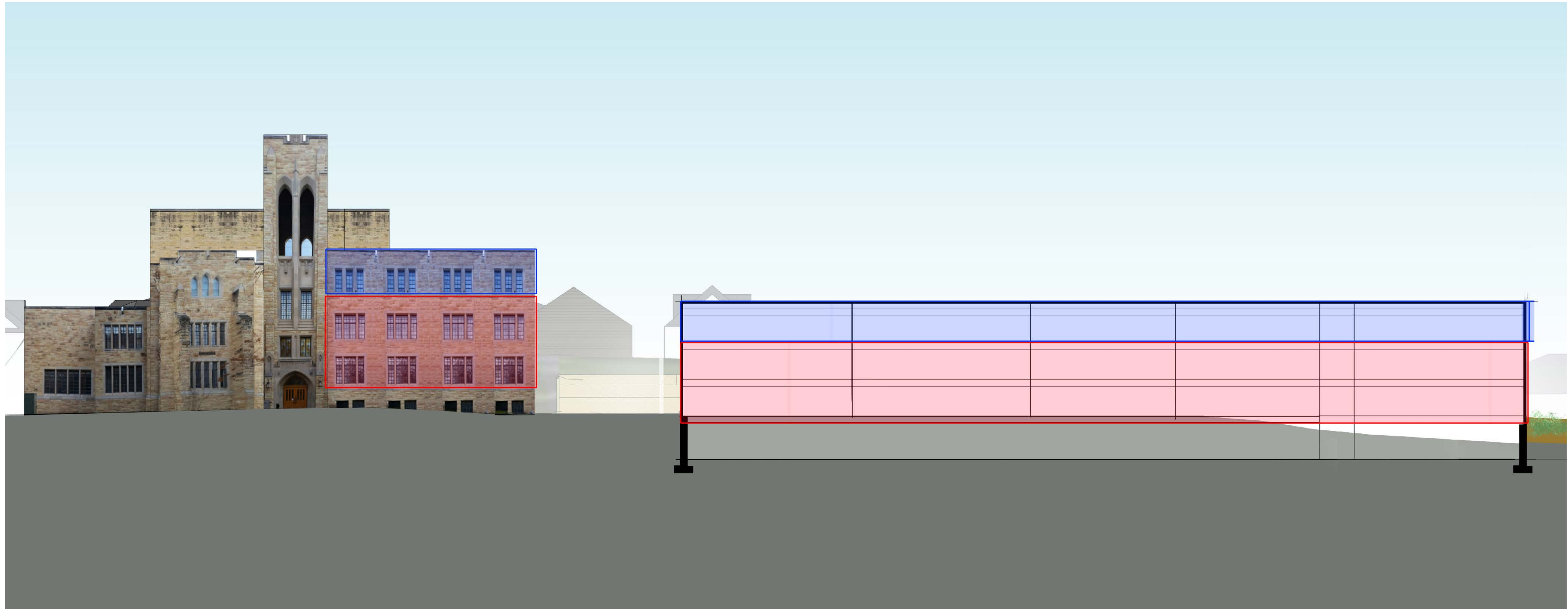
## FLAT ROOF LINES





# Contextual Forms: Gullixson Hall

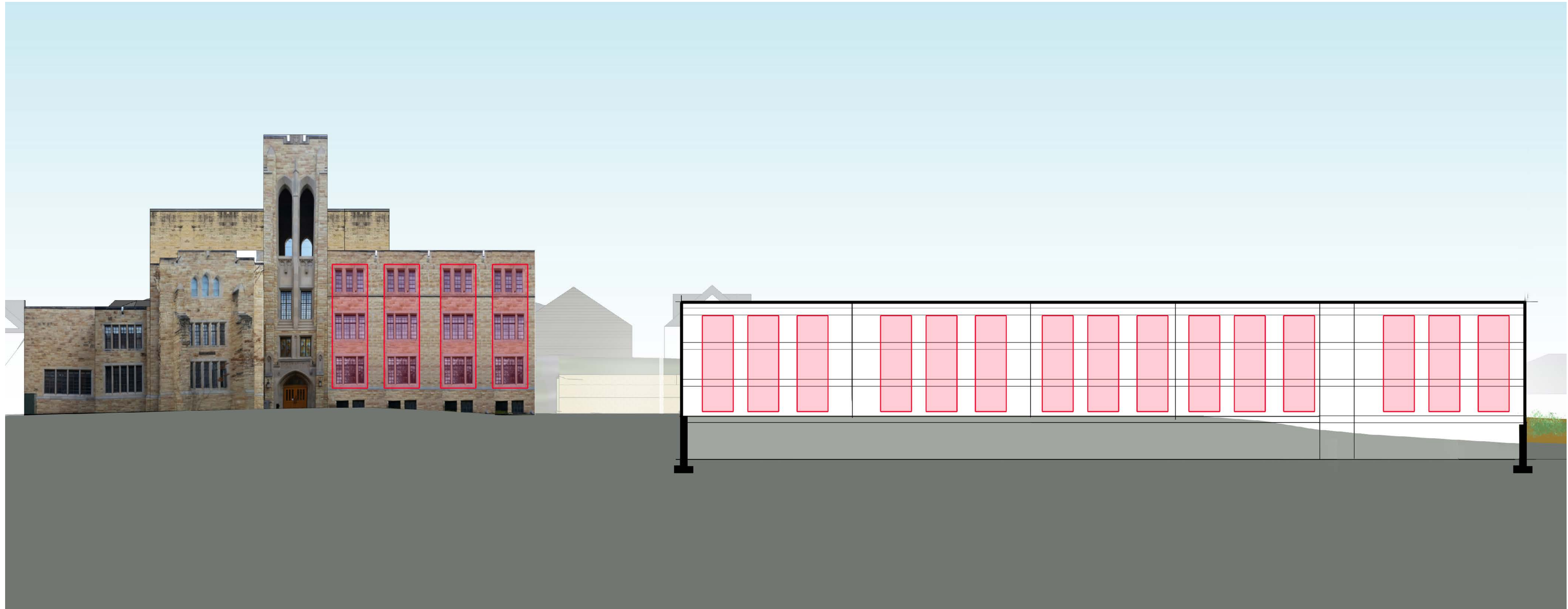
## 3 STORY ORDER





# Contextual Forms: Gullixson Hall

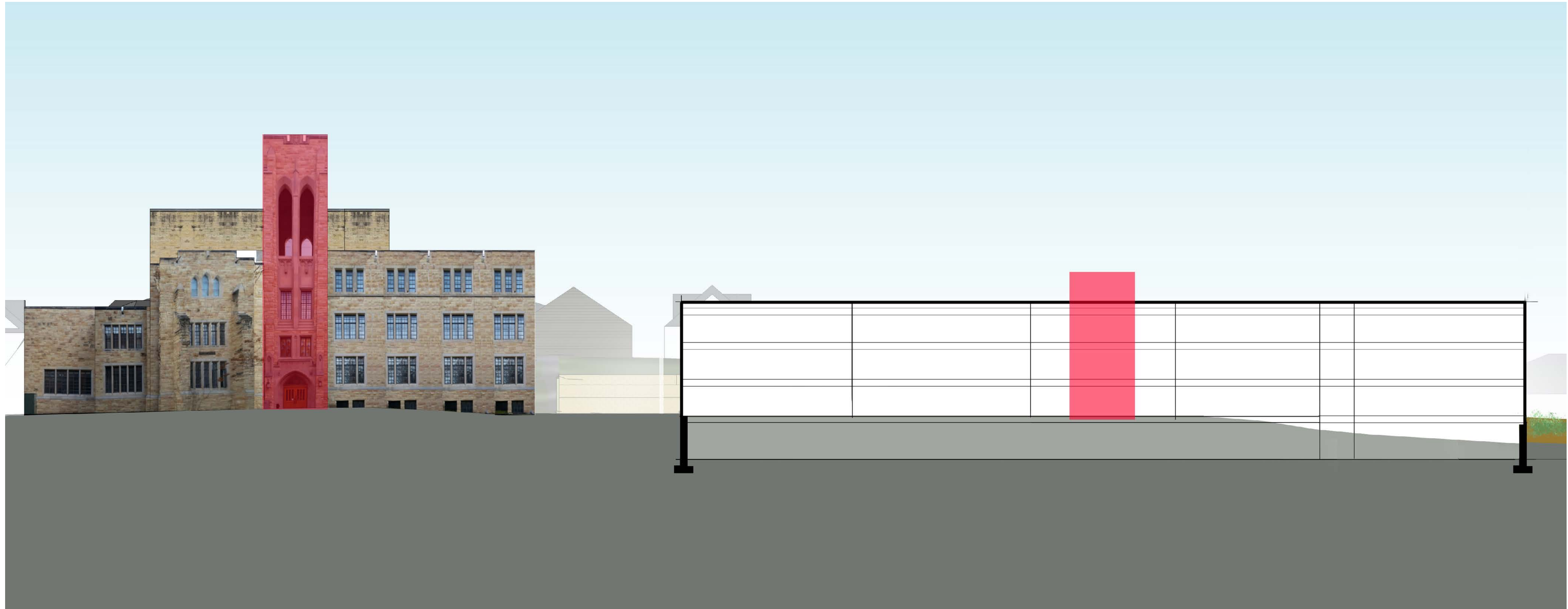
## WINDOW STACKS





# Contextual Forms: Gullixson Hall

## PROMINENT ENTRY







## CONCEPTUAL SITE RENDER

### 7. EXTERIOR APPEARANCE





## CONCEPTUAL SITE RENDER

### 7. EXTERIOR APPEARANCE





## CONCEPTUAL SITE RENDER

### 7. EXTERIOR APPEARANCE





## CONCEPTUAL SITE RENDER

### 7. EXTERIOR APPEARANCE





## CONCEPTUAL SITE RENDER

### 7. EXTERIOR APPEARANCE



# GUIDELINE 8

## PUBLIC SPACE

When appropriate, make some portion of the building available for public use or commerce. Buildings should be places that increase public discourse and interaction. Part of a “walkable neighborhood” is the feeling and knowledge that the buildings on the street are open, useful, and welcoming.







# GUIDELINE 9

## DARK SKIES

To the maximum extent possible, keep site lighting from spilling onto adjacent properties and keep it aimed down. While site lighting provides security for the building environment, it is important to keep it sensitively located so that it doesn't waste energy and doesn't add to a general light pollution.





Cain Thomas Associates (Electrical Engineer) will design the lighting and make fixture selections which follow dark skies guidelines



# GUIDELINE 10

## PARKING

Provide and design spaces for vehicle parking as determined by zoning or approved variance to support use of the property in a way that contributes to the general appearance of the site and adjacent properties. Minimize run-off and avoid unnecessary loss of open space. Where possible, use landscape materials to screen vehicles, without compromising security or safety.



## Parking Requirements:

1 space per 1 Bedroom Unit

1.5 spaces per 1+Den, 2 Bedroom, & 3 Bedroom Units

2 spaces per 3 Bedroom + Den Unit

(Housing for the Elderly - 0.33 spaces per unit)

Given current Unit Mix, all 49 units require 1.5 spaces

49 units x 1.5 spaces per unit = 73 Parking Spaces Required

## Proposed Parking

Surface Lot (Shared with Luther Seminary Campus): 67 Spaces

Garage: 75 Spaces

Total Proposed: 142 Spaces





# An Addendum to the Saint Paul Comprehensive Plan

Recommended by the Saint Paul Planning Commission on \_\_\_\_\_

Adopted by the City Council \_\_\_\_\_

**St. Anthony Park Como 2030**

**Small Area Plan**



## COMO 2030 PLAN OVERALL OBJECTIVES:

Community Character- Promote engaging urban design that supports public interaction, critical institutions, open space, the historic park environment, safety, and community events.

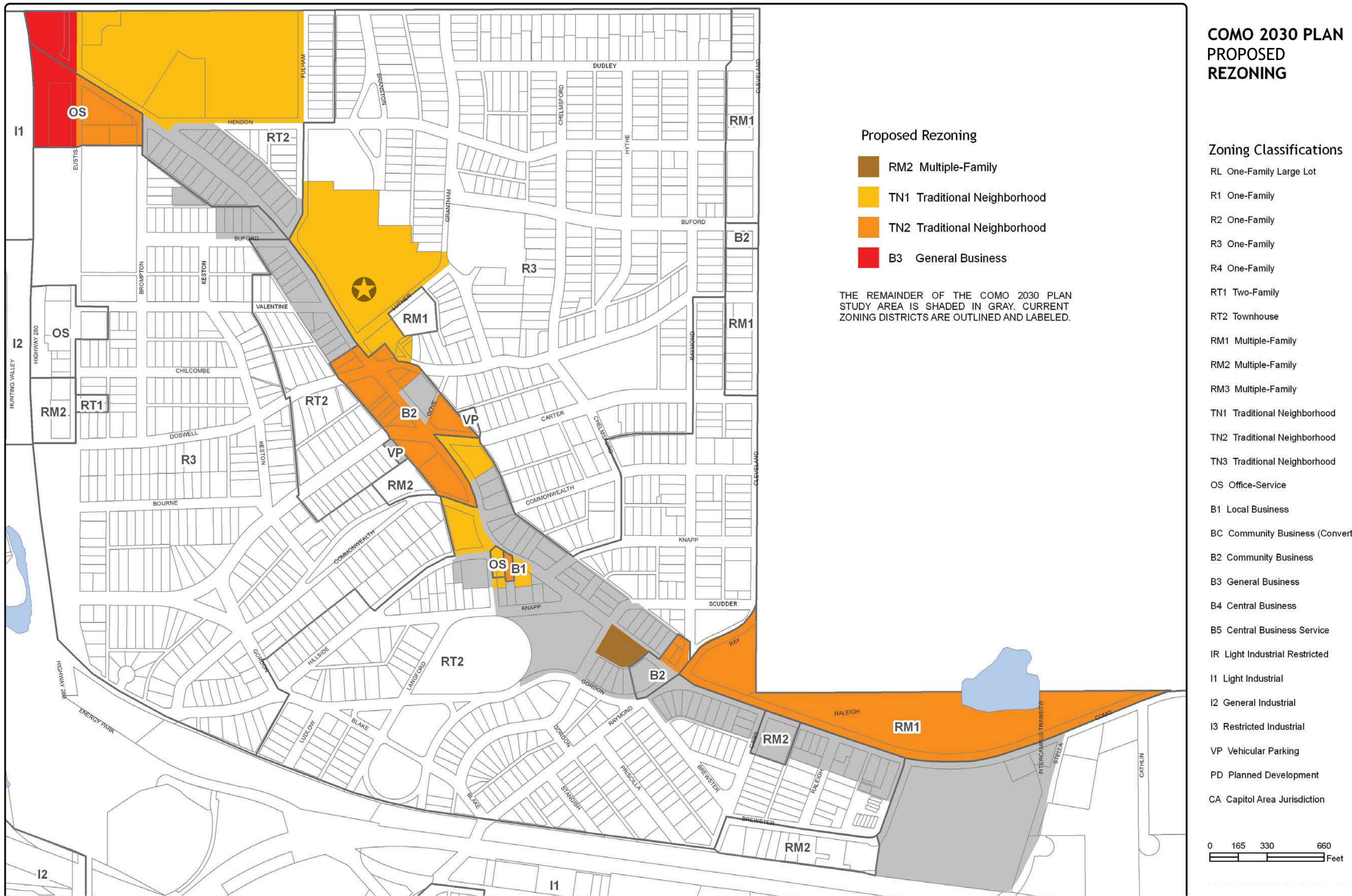
Commercial Vitality- Strengthen, maintain, and attract neighborhood commercial assets, especially locally-owned business and lively centers of attraction that bring neighbors together.

Housing- Add housing units that cater to young families, empty nesters, and seniors and that increases the range of affordability in the neighborhood.

Transportation- Reinforce a safe, compact, walkable, mixed-use neighborhood that reduces the need for automobile travel and supports transit.

Environmental Sustainability- Encourage sustainable, energy-efficient development with innovative, environmentally friendly design.





# St. Anthony Park Como 2030 - Small Area Plan



# TN1 = TRADITIONAL NEIGHBORHOOD 1

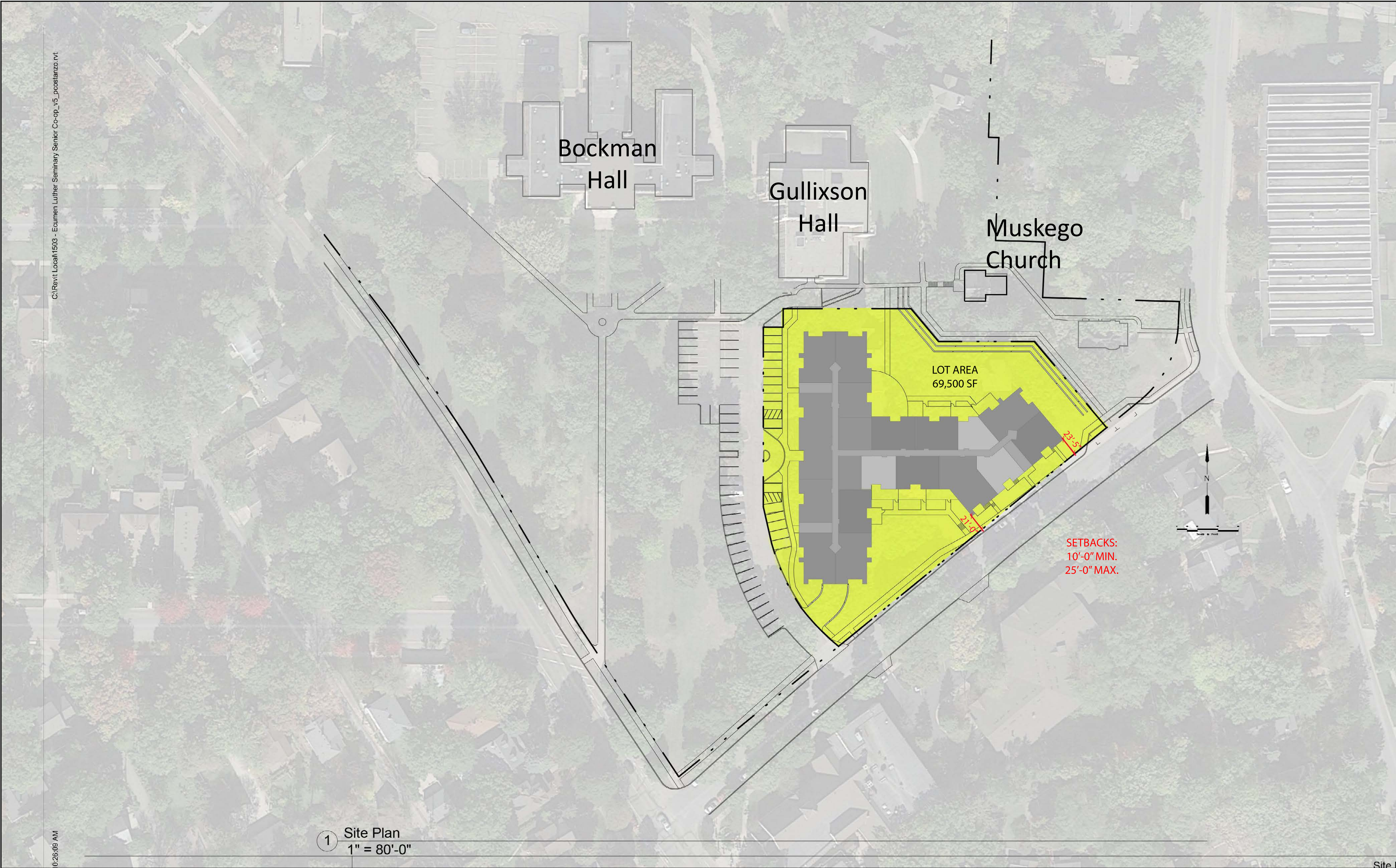
Compact, pedestrian-oriented developments that allow for residential, office, or service uses within the overall neighborhood district.

Density: 10-25 Units/Acre (1,700 SF per Unit)

## Setbacks

Front Yard -10'-0" MIN., 25'-0" MAX.





C:\Revit Local\1503 - Ecumen Luther Seminary Senior Co-op\_v5\_postlarzo.rvt

0/26/09 AM

1 Site Plan  
1" = 80'-0"

Site Plan



## Lot Area Requirement:

49 Units x 1,700 SF per Unit = 83,300 SF Lot Required

Actual Lot Size: 69,500 SF

Bonus area increase for underground parking spaces:  
70 spaces x 300 sf = 21,000 SF

Total Proposed Aggregate Lot Size = 90,500 SF



# Building Height Requirement:

35'-0" Maximum at property setback

\*Incremental 1'-0" height increases allowed for every 1'-0" further away from setback up to a maximum of 45'-0"

